

GRANT OF EASEMENT – TEMPORARY

Maxwell Sneddon and Carole M. Sneddon, Grantors, whose legal address is 895 24 1/2 Road, Grand Junction Colorado, and who are the owners of that certain real property platted as Walnut Estates Subdivision Filing No. 3 as recorded with the Mesa County Clerk and Recorder (the Property), for and in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to **The City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns, a temporary turnaround access easement over the Property as described in Exhibit A and depicted on Exhibit B, which exhibits are attached hereto and incorporated herein by this reference. The easement area contains 5850 square feet, more or less;

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

The purpose of the easement is to provide a turnaround area from Medhurst Lane with appropriate surfacing for large, heavy vehicles, including but not limited to fire department vehicles. The easement area shall be constructed and maintained by the Grantor at the Grantor's expense. Grantor shall not obstruct or interfere with the use of the easement; Grantor shall maintain the paved surface of the easement area free of obstructions, debris, weeds and dangerous conditions.

The easement is required because there is at the time of the granting of the easement only one access point to/from the subdivision. Said temporary turnaround access easement shall terminate when a second access point to/from the subdivision to an external public street is established and fully constructed in accordance with the City Zoning and Development Code and the applicable Fire Code, and to the satisfaction of the Grand Junction Fire Department.

Executed and delivered this 15th day of April, 2016.

Maxwell Sneddon

Carole M. Sneddon

Maxwell Sneddon

Carole M. Sneddon

State of Colorado)
)ss.
County of Mesa)



The foregoing instrument was acknowledged before me this 15th day of April 2016, by Maxwell Sneddon.

My commission expires 7/14/16.
Witness my hand and official seal.

Thomas W. Sylvester
Notary Public



State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15th day of April 2016, by Carole M. Sneddon.

My commission expires 7/14/16.
Witness my hand and official seal.

Thomas W. Sylvester
Notary Public

Exhibit A

Temporary Turnaround Easement

Legal Description

A parcel or tract of land situate in the NW1/4 Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at a point on the south line of the NW1/4 NW1/4 Section 5, Township 1 South, Range 1 East of the Ute Meridian, said point also being on the centerline of Medhurst Lane within Walnut Estates Subdivision Filing 3, whence the N 1/16 corner of the West Line of said Section 5 bears N89°58'47"W, a distance of 1222.70 feet with all other bearings contained herein being relative thereto;

thence, N89°58'47"W along the south line of said NW1/4 NW1/4, a distance of 65.00 feet;

thence, N00°01'13"E, a distance of 45.00 feet;

thence, S89°58'47"E, a distance of 130.00 feet;

thence, S00°01'13"W, a distance of 45.00 feet to the south line of said NW1/4 NW1/4;

thence, N89°58'47"W along the south line of said NW1/4 NW1/4, a distance of 65.00 feet to the POINT OF BEGINNING;

containing 5850 square feet by these measures.

Legal description prepared by:

Merritt LS, L.L.C.

743 Horizon Ct., Suite 100B

Grand Junction, CO 81506

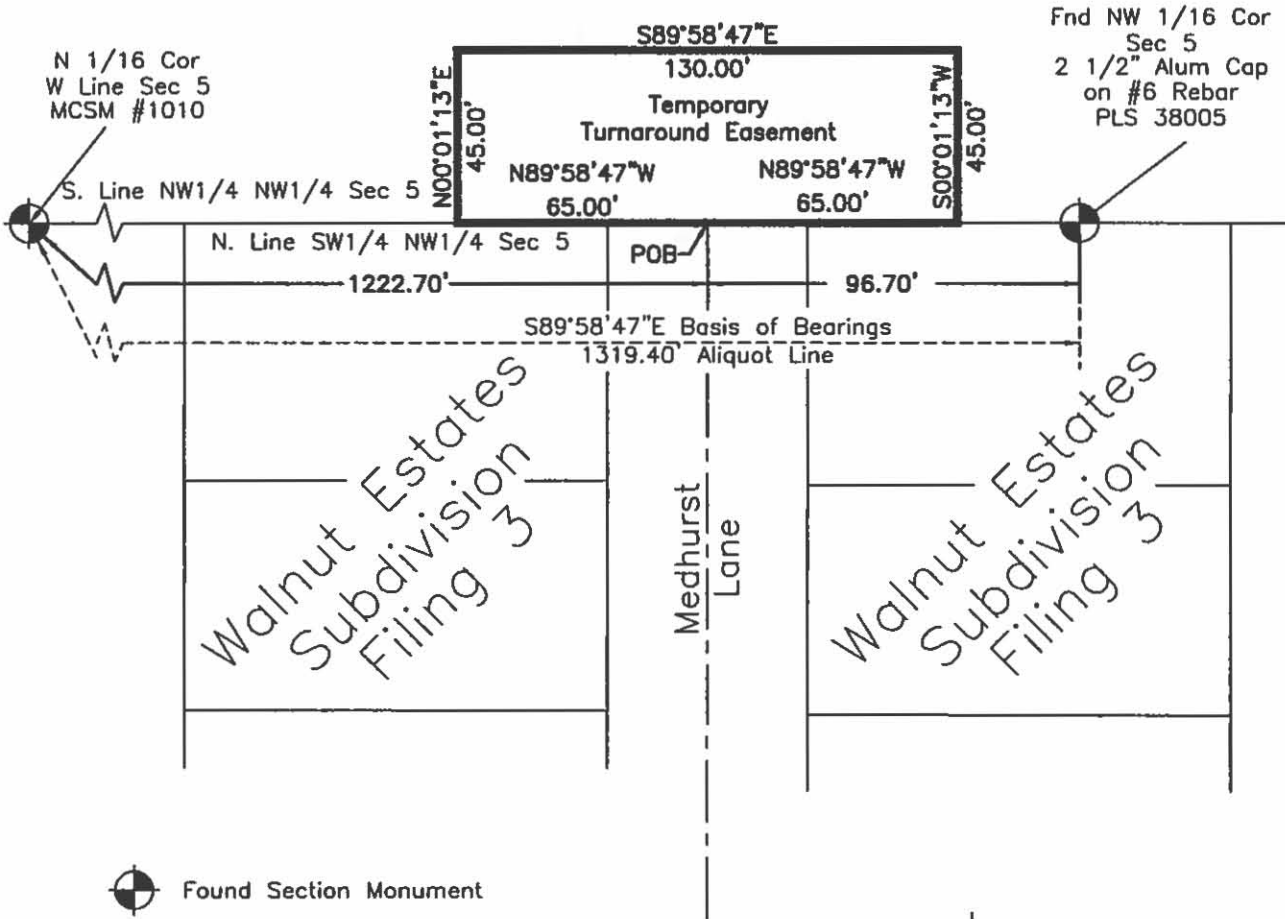
Thomas W. Sylvester

P. E. 14249

P. L. S. 38005



A PORTION OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN,
MESA COUNTY, COLORADO



 Found Section Monument

SURVEYOR'S CERTIFICATE

I hereby certify that I was in responsible charge of the preparation of this reference sketch and that it does not represent a survey.

Thomas W. Sylvester
P. E. 14249
P. L. S. 38005

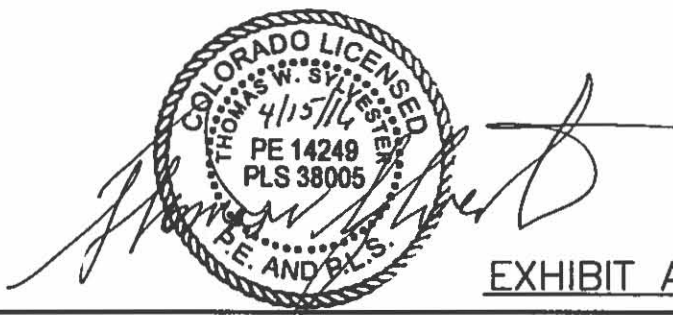
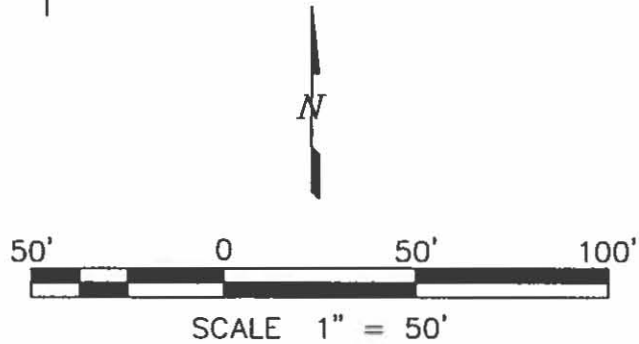


EXHIBIT A - Sketch

TEMPORARY TURNAROUND EASEMENT

in the NW1/4 Section 5
Township 1 South, Range 1 East, U. M.
Mesa County, Colorado